

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0207/FL
Date: 15 May 2020 12:12:44

Use of land as domestic garden together with demolition of buildings and construction of summerhouse/office and separate detached workshop/store (part retrospective) at South Beck House, Hackness Road, Scalby NYM/2020/0207/FL

There have been several applications at this site over recent years and a considerable amount of tree work/scrub clearance has taken place in the last year (which has resulted in Council receiving complaints about smoke from the regular fires).

One phone call of objection has been received from a parishioner.

The Parish Council has always taken a dim view of retrospective applications since it considers it so easy to establish whether or not planning consent is required BEFORE starting work. It is not possible to mitigate the impact on wildlife of work already done.

Councillors are not happy that this application is partly retrospective. A phone call of objection was received from a parishioner.

A boiler and WC is shown in the summerhouse/office but there is nothing on the plans to indicate how the arising waste is to be disposed of or how services will be got into the property.

In exercise of my delegated powers I would confirm Newby & Scalby Parish Council has no overall objections to the application.

Should officers be minded to approve the application, it is requested conditions be placed on any consent so as to 1] ensure neither building is used for anything other than domestic enjoyment by the occupiers of the main house (in order to prevent occupancy by other generations of the applicant's family or the creation of a separate residential building/annexe), 2] the approved buildings shall not be sold off separately to the main property.

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
c/o Scalby Library,
450 Scalby Road,
Newby,
SCARBOROUGH
YO12 6EE

From:
To:
Cc: [Planning](#)
Subject: RE: NYM/2020/0207/FL - South Beck House, Hackness Road, Scalby
Date: 11 May 2020 13:33:45

Hi Mark

Further to the below, I should add that I note that a WC is included within the plans for the summerhouse, but that no details have been provided regarding foul drainage. Please could the applicant be asked to clarify the arrangements for dealing with wastes arising from the development. If plumbing into the mains network, it would be useful to see a map of proposed pipes to ensure the numerous mature trees around the property are not affected.

Many thanks

Elsbeth

From: Elspeth Ingleby
Sent: 11 May 2020 13:29
To: Mark Hill
Cc: Planning
Subject: NYM/2020/0207/FL - South Beck House, Hackness Road, Scalby

Dear Mark

From looking at the photographs provided of the previous buildings now demolished, it appears probable that the structures may have provided some value for roosting bats and nesting birds (particularly swallows in the garages). As these buildings have now been removed, any potential impact has already taken place and therefore mitigatory measures are superfluous.

If the application is approved, the inclusion of bird and bat informatives with the decision notice would be helpful to clarify the legal protection afforded to these species should any future development be proposed. I would also strongly encourage the erection of a couple of long lasting bat and bird boxes on the summer house and garden store to provide compensation for any potential loss of habitat caused by this development, along with the retention of any open sided building, store or shelter, if any exist on the property, to provide nesting opportunities for swallows in the future.

Kind regards

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Mark Hill](#)
Cc: [Planning](#)
Subject: NYM/2020/0207/FL - South Beck House, Hackness Road, Scalby
Date: 11 May 2020 13:29:03

Dear Mark

From looking at the photographs provided of the previous buildings now demolished, it appears probable that the structures may have provided some value for roosting bats and nesting birds (particularly swallows in the garages). As these buildings have now been removed, any potential impact has already taken place and therefore mitigatory measures are superfluous.

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Kind regards

Elsbeth

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**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/207/FL**

Proposed Development: use of land as domestic garden together with demolition of buildings and construction of summerhouse/office and separate detached garage (part retrospective)

Location: South Beck House, Hackness Road, Scalby,

Applicant: Mr Mark Wilson

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/18/3138A **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 7 May 2020

FAO: Mr M Hill **Copies to:**

There are **no local highway authority objections** to the proposed development and retrospective application. The application site is large, has adequate parking provision and is accessed via a constructed private drive which has adequate visibility in either direction onto Hackness Road.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: